

# TABLE OF CONTENTS

<b>TABLE OF CONTENTS</b> .....	<b>1</b>
<b>EXECUTIVE SUMMARY REPORT</b> .....	<b>2</b>
<i>Appraisal Date 1/1/06 – 2006 Assessment Year</i> .....	2
<i>Conclusion and Recommendation:</i> .....	2
<b>ANALYSIS PROCESS</b> .....	<b>3</b>
SPECIALTY AND RESPONSIBLE APPRAISER:.....	3
HIGHEST AND BEST USE ANALYSIS: .....	3
SPECIAL ASSUMPTIONS, DEPARTURES AND LIMITING CONDITIONS .....	3
IDENTIFICATION OF THE AREA .....	4
<i>Maps:</i> .....	4
<i>Specialty Description:</i> .....	4
PRELIMINARY RATIO ANALYSIS: .....	5
LAND SALES, ANALYSIS, CONCLUSIONS:.....	6
<b>IMPROVED PARCEL TOTAL VALUES</b> .....	<b>6</b>
SALES COMPARISON APPROACH MODEL DESCRIPTION:.....	6
COST APPROACH MODEL DESCRIPTION:.....	6
<i>Cost calibration:</i> .....	6
INCOME CAPITALIZATION APPROACH MODEL DESCRIPTION:.....	6
<i>Income approach calibration:</i> .....	6
RECONCILIATION: .....	7
<b>MODEL VALIDATION</b> .....	<b>7</b>
TOTAL VALUE CONCLUSIONS, RECOMMENDATIONS AND VALIDATION: .....	7
<b>USPAP COMPLIANCE</b> .....	<b>8</b>
CLIENT AND INTENDED USE OF THE APPRAISAL: .....	8
DEFINITION AND DATE OF VALUE ESTIMATE: .....	8
<i>Market Value</i> .....	8
<i>Highest and Best Use</i> .....	8
<i>Date of Value Estimate</i> .....	9
PROPERTY RIGHTS APPRAISED: .....	9
<i>Fee Simple</i> .....	9
ASSUMPTIONS AND LIMITING CONDITIONS: .....	9
DEPARTURE PROVISIONS: .....	10
CERTIFICATION: .....	10

## **Executive Summary Report**

**Appraisal Date 1/1/07 – 2007 Assessment Year**

**Specialty Name:** Boeing

### **Total Population – Parcel Summary Data**

	<b>Land</b>	<b>Improvements</b>	<b>Total</b>
<b>2006 Value</b>	\$513,749,000	\$905,645,405	\$1,419,394,405
<b>2007 Value</b>	\$589,310,371	\$988,495,929	\$1,577,806,300
<b>Percent Change</b>	+ 14.71%	+ 9.15%	+ 11.16%

Population: 157 parcels

### **Conclusion and Recommendation:**

Since the values recommended in this report improve equity, the specialty appraiser recommends posting them for the 2007 assessment year.

## ***Analysis Process***

### ***Specialty and Responsible Appraiser:***

Specialty Area – 625 Boeing

The following Appraiser did the valuation for this specialty:

Bonnie Christensen – Job Title: Commercial Senior Appraiser

### ***Highest and Best Use Analysis:***

***As if vacant:*** Market analyses of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the land.

***As if improved:*** Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and therefore are the highest and best use of the property as improved. In those properties where the property is not at its highest and best use a token value of \$1,000.00 is assigned to the improvements.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison, income and cost approaches to value were considered for this mass appraisal valuation.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/04 to 1/07 at a minimum were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

***Name or Designation:*** The Boeing Company

***Boundaries:*** King County

### ***Maps:***

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### ***Specialty Description:***

Boeing is the world's leading aerospace company and the largest manufacturer of commercial jetliners and military aircraft combined. Additionally, Boeing designs and manufactures rotorcraft, electronic and defense systems, missiles, satellites, launch vehicles and advanced information and communication systems. As a major service provider to NASA, Boeing operates the Space Shuttle and International Space Station. The company also provides numerous military and commercial airline support services. Boeing has customers in more than 90 countries around the world and is one of the largest U.S. exporters in terms of sales. The three primary business units are Commercial Airplanes, Integrated Defense Systems, and Boeing Capital Corporation.

Boeing Commercial Airplanes (BCA) is headquartered in Renton. It is organized into three primary business units-787 Program, Airplane Programs, with facilities in Renton and Everett, and Seattle-based Commercial Aviation Services. The Kent Space Center is part of the Integrated Defense Systems (IDS) business unit, which is headquartered in St. Louis, Missouri.

Several Boeing facilities within the Commercial Airplanes group are located in King County. Major sites include: Renton, which is the final assembly point for the 737 and the Boeing Business Jet, Auburn, which is responsible for fabrication and aircraft systems and interiors, and Seattle which includes the Developmental Center, Plant 2/Boeing Field, the Thompson Site, Spares Distribution Center, and South Park. The Seattle locations are in the Commercial Aviation Services unit and provide customer support, maintenance, training, and various other services. In addition to these locations, Boeing owns and/or occupies office properties in Tukwila, Bellevue and the Boeing Commercial Airplanes group headquarters at Longacres Park.

The Kent Space Center is headquarters to the Defense and Space Group and the Information and Communications Systems, which are part of the IDS operating group. This group provides communication networks with air, land, sea and space-based platforms for military, government and commercial customers. Operations at the Kent

location are also integrated with Phantom Works, which is an advanced research, and development unit that provides leading edge systems and technology solutions.

The Renton built 737 is the world's best-selling commercial airliner. Now in production is the Next-Generation 737, which has undergone dramatic revisions from earlier versions. The qualities that make Boeing jetliners the airplanes of choice for airlines are also important in the airplane selection processes of governments, military organizations, and specialized commercial operations. The Boeing Business Jet is a special, high-performance derivative of the 737-700 that can fly more than 6,000 nautical miles. The P-8A is a long-range anti-submarine warfare, anti-surface warfare, intelligence, surveillance, and reconnaissance aircraft that is being developed for the U.S. Navy by a Boeing-led team. It is a derivative of the Next-Generation 737-800 and will be built in Renton. The first aircraft will be delivered for flight test in 2009.

Boeing Fabrication is the largest consolidated operation in the world dedicated to manufacturing airplane parts, assemblies, and tools and the largest supplier to Commercial Airplanes.

Commercial Aviation Services is a highly customer-focused organization that provides a broad range of support products and services to the air transport industry. The Boeing Commercial Airplanes Operations Center is located at Plant II in the Duwamish area of Seattle. This center provides 24-hour technical support to airline customers and features multimedia-equipped workrooms.

Boeing logged record commercial airplane orders in 2006. With 729 orders, the 737 family set a record for sales in a single year. The Boeing Production System has created a leaner, more efficient manufacturing process, which has increased efficiency and reduced costs. This has allowed for consolidation of facilities in King County and the subsequent sale of surplus Boeing property. No sales or segregation of Boeing owned property occurred in 2006.

### ***Preliminary Ratio Analysis:***

No ratio study was performed for Boeing properties due to the absence of sales data necessary to measure assessment levels and uniformity statistics.

## ***Land Value***

### ***Land Sales, Analysis, Conclusions:***

The geographic appraiser for each area in which a Boeing property is located is responsible for the land valuation model used. Adjustments to various parcels were made in order to allow for the cost to cure environmental issues. A list of vacant sales used and those considered not reflective of market are included in the geographic appraiser's reports.

## ***Improved Parcel Total Values***

### ***Sales comparison approach model description:***

The sales comparison approach was not utilized because there are too few quality sales to form an efficient market. In general, these properties are useful for a specific purpose and rarely sell for investment purposes. Sales that have occurred have been for the future development of the land and not the continued use of the respective improvements on site at the time of sale.

### ***Cost approach model description:***

The cost approach was the primary valuation methodology for Boeing industrial properties. The Marshall & Swift Commercial Estimator was utilized which calculates the reproduction cost of an improvement and deducts the appropriate depreciation. The Marshall & Swift Valuation Service adjusts costs to the western United States region and the Seattle area.

### ***Cost calibration:***

The Marshall & Swift cost modeling system built in to the Real Property Application is calibrated to the region and the Seattle area.

### ***Income capitalization approach model description:***

The income approach to value was considered and used primarily for Boeing owned or occupied office buildings. Lease rates, vacancy and collection loss statistics, typical expense amounts, and capitalization rates appropriate to the subject property's geographic area were utilized.

### ***Income approach calibration:***

Income parameter data developed by the geographic appraisers was analyzed and utilized in the income valuation of some Boeing office properties.

***Reconciliation:***

All parcels were individually reviewed by the specialty appraiser for correctness before the final value was selected. Extraordinary obsolescence was considered on a case-by-case basis. The buildings at the Developmental Center were physically inspected. The facilities at Renton and Plant 2 have mothballed buildings that remain scheduled for demolition and the status of those buildings has been addressed in the current proposed valuation.

**Model Validation*****Total Value Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Boeing properties recommended total values for the 2007 assessment year results in an increase from the 2006 assessments of 11.16%. This increase is due primarily to the increase in land value in King County, the upward adjustments in the Marshall and Swift cost calibrations that are integrated into the Real Property application.

## USPAP Compliance

### **Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### **Definition and date of value estimate:**

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330      **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*



*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

### **Assumptions and Limiting Conditions:**

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
- 3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
- 4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
- 5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand*

*factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*

- 6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
- 7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
- 8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
- 9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
- 10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
- 11. An attempt to segregate personal property from the real estate in this appraisal has been made.*
- 12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
- 13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
- 14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

### **Departure Provisions:**

***Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception***

*SR 6-2 (i)*

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*

### **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- The statements of fact contained in this report are true and correct*

- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*

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Senior Appraiser

## Boeing – Area 625 – Parcel List

Major	Minor	PropName	SelectLand	SelectImps	SelectTotalVal
000160	0014	BOEING VACANT LAND	6,212,900	0	6,212,900
000160	0020	BOEING PLANT 2	10,246,200	16,882,200	27,128,400
000340	0018	BOEING DEVELOPMENTAL CENTER	32,303,971	48,847,329	81,151,300
000340	0021	BOEING MILITARY FLIGHT CENTER	15,266,200	3,331,900	18,598,100
000340	0026	BOEING PARKING	2,450,600	0	2,450,600
000340	0028	BOEING PARKING	1,421,100	0	1,421,100
000340	0048	BOEING PARKING	874,700	0	874,700
000740	0033	BOEING THOMPSON SITE	12,218,700	8,551,300	20,770,000
002200	0005	BOEING PLANT 2	12,794,100	63,099,500	75,893,600
002200	0195	BOEING PLANT 2	314,800	0	314,800
012204	9022	WESTERN PROCESSING	1,000	181,100	182,100
022204	9064	BOEING KENT SPACE CENTER	3,616,200	12,347,400	15,963,600
022204	9065	BOEING KENT SPACE CENTER	1,533,000	2,229,400	3,762,400
022204	9069	BOEING-Kent Space Center	1,595,000	4,078,300	5,673,300
022204	9070	BOEING	1,687,200	2,116,100	3,803,300
022204	9071	BOEING	1,530,000	1,698,500	3,228,500
022204	9072	BOEING - TRACT X (STORM DETENTION)	21,700	0	21,700
022204	9073	BOEING - ROAD EASEMENT	1,000	0	1,000
022204	9074	BOEING	1,331,600	2,640,800	3,972,400
042304	9016	BOEING VACANT LAND	1,941,600	0	1,941,600
042304	9047	BOEING VACANT LAND	5,000	0	5,000
042304	9150	BOEING EMPLOYEES ACTIVITY CENTER	17,950,200	1,000	17,951,200
042304	9183	BOEING VACANT LAND	511,600	0	511,600
072305	9001	BOEING RENTON	89,622,700	108,614,000	198,236,700
072305	9046	BOEING VACANT LAND	1,681,400	0	1,681,400

072305	9100	BOEING BN R. R. R/W	1,210,900	0	1,210,900
082305	9187	BOEING RENTON PARKING	1,716,400	0	1,716,400
082305	9209	BOEING RENTON PARKING	1,130,600	0	1,130,600
088660	0050	Boeing Lakeshore Landing	19,798,100	25,590,700	45,388,800
088670	0010	VACANT LAND	1,100,900	0	1,100,900
088670	0020	VACANT LAND	1,924,700	0	1,924,700
088670	0030	VACANT LAND	1,313,500	0	1,313,500
088670	0040	VACANT LAND	2,027,300	0	2,027,300
088670	0050	VACANT LAND	2,021,200	0	2,021,200
088670	0060	VACANT LAND	1,844,700	0	1,844,700
088670	0070	VACANT LAND	1,529,900	0	1,529,900
088670	0080	VACANT LAND	2,824,500	0	2,824,500
088670	0090	VACANT LAND	1,636,000	0	1,636,000
088670	0100	VACANT LAND	2,473,900	0	2,473,900
088670	0110	VACANT LAND	1,706,900	0	1,706,900
088670	0120	VACANT LAND	2,403,900	0	2,403,900
088670	0130	VACANT LAND	2,207,100	0	2,207,100
088670	0140	VACANT LAND	2,714,400	0	2,714,400
088670	0150	VACANT LAND	1,501,000	0	1,501,000
088670	0160	VACANT LAND	1,201,300	0	1,201,300
088670	0170	VACANT LAND	2,660,400	0	2,660,400
088670	0180	VACANT LAND	1,365,700	0	1,365,700
088670	0190	VACANT LAND	1,866,300	0	1,866,300
088670	0200	VACANT LAND	2,743,800	0	2,743,800
088670	0210	PARKING	3,356,400	0	3,356,400
088670	0220	HQ COML AIRPLANE(BLDG 25-20)	2,192,200	35,522,400	37,714,600
088670	0230	FAMILY CARE CENTER (BUILDING 25-10)	2,806,000	2,552,700	5,358,700
088670	0270	VACANT LAND	2,215,400	0	2,215,400
088670	0280	VACANT LAND	1,119,400	0	1,119,400
088670	0290	VACANT LAND	1,090,000	0	1,090,000
088670	0300	VACANT LAND	1,076,000	0	1,076,000

088670	0310	VACANT LAND	1,396,100	0	1,396,100
088670	0320	VACANT LAND	1,571,500	0	1,571,500
088670	0340	VACANT LAND-Tract G	6,000	0	6,000
088670	0350	VACANT LAND-Tract H	444,300	0	444,300
088670	0360	VACANT LAND (WETLAND)	162,600	0	162,600
088670	0370	VACANT LAND (WETLAND)	45,300	0	45,300
088670	0380	VACANT LAND (WETLAND)	46,800	0	46,800
088670	0400	VACANT LAND (WETLAND)	312,800	0	312,800
092304	9155	DUWAMISH OFFICE PARK	7,683,900	39,593,200	47,277,100
112405	9004	BOEING COMPUTER SERVICES	10,123,100	5,773,700	15,896,800
112405	9124		8,925,100	6,294,600	15,219,700
112405	9126	OFFICE BUILDING 33-11	9,959,200	5,260,500	15,219,700
112405	9130	OFFICE BUILDING 33-14	3,516,700	2,358,000	5,874,700
112405	9131	OFFICE BUILDING 33-15	3,687,900	2,186,800	5,874,700
112405	9132	COMPUTER BUILDING 33-03	8,912,100	21,240,600	30,152,700
112405	9133	WAREHOUSE BUILDING 33-04	3,061,000	1,250,700	4,311,700
112405	9134	OFFICE BUILDING 33-07	11,016,800	4,393,400	15,410,200
112405	9135	OFFICE BUILDING 33-08	10,914,700	4,496,800	15,411,500
112405	9136	OFFICE BUILDING 33-05	9,433,700	2,335,200	11,768,900
125381	0041	BOEING R.R. R/W	17,700	0	17,700
162304	9238	BOEING SPARES DISTRIBUTION CENTER	8,154,400	68,859,200	77,013,600
218500	0005	BOEING PLANT 2 PARKING	2,073,800	0	2,073,800
242104	9069	BOEING AUBURN PLANT	9,401,000	29,210,900	38,611,900
242104	9089	BOEING AUBURN (BLDG'S 17-11 & 17-7	2,077,800	6,196,500	8,274,300
242104	9091	BOEING PROPERTY	1,485,300	1,142,300	2,627,600
242104	9092	BOEING PROPERTY	2,271,600	0	2,271,600
242304	9022	BOEING LONGACRES PARK	23,603,900	76,858,800	100,462,700
242304	9048	BOEING LONGACRES PARK	606,000	4,037,700	4,643,700
242304	9050	BOEING LONGACRES PARK VACANT	241,200	0	241,200
242304	9052	BOEING LONGACRES PARK VACANT	111,000	0	111,000

242304	9055	BOEING LONGACRES PARK VACANT	169,900	0	169,900
242304	9071	BOEING LONGACRES PARK VACANT	202,100	0	202,100
242304	9088	BOEING WAREHOUSE	622,200	262,700	884,900
252104	9020	BOEING PROPERTY	404,200	0	404,200
252104	9021	BOEING AUBURN PROPERTY	1,683,100	19,466,600	21,149,700
252104	9025	BOEING PROPERTY/OS/CA LAND	242,100	0	242,100
252104	9026	BOEING PROPERTY/OS/CA LAND	812,100	0	812,100
252104	9043	AUBURN BOEING PROPERTY	3,552,700	0	3,552,700
252104	9072	BOEING PROPERTY	365,900	0	365,900
252104	9073	BOEING PROPERTY/OS-CA LAND	43,500	0	43,500
252104	9074	BOEING PROPERTY	202,100	0	202,100
252104	9075	BOEING PROPERTY	357,100	0	357,100
252104	9083	BOEING AUBURN PARKING	1,765,000	0	1,765,000
252104	9084	BOEING PROPERTY	202,100	0	202,100
252104	9104	BOEING AUBURN (BLDG 17-68)	2,744,200	13,485,500	16,229,700
252104	9105	BOEING AUBURN (BLDGS 17-08, 17-66)	4,118,600	7,073,200	11,191,800
252104	9106	BOEING AUBURN (BLDG 17-45 & 17-44)	7,857,200	68,178,200	76,035,400
252104	9107	BOEING AUBURN (BLDGS 17-07, 17-10,	6,858,000	16,466,400	23,324,400
252104	9108	BOEING PROPERTY	571,500	357,100	928,600
252104	9111	BOEING TRANSPORTATION TERMINAL	2,232,800	1,902,200	4,135,000
282404	9009	BOEING PLANT 2	2,740,500	31,987,900	34,728,400
282404	9042	BOEING TRANSMITTER SITE	183,600	0	183,600
292404	9056	BOEING PLANT 2 PARKING	142,200	0	142,200
292404	9066	BOEING FIELD	2,666,400	0	2,666,400
292404	9098	BOEING PLANT 2 PARKING	59,900	0	59,900
292404	9106	BOEING FIELD	5,212,300	5,178,700	10,391,000
332404	9002	BOEING PLANT 2	9,788,900	15,773,000	25,561,900
382900	0005	BOEING VACANT LAND (Contaminated)	337,500	0	337,500

562420	0990	BOEING DEVELOPMENTAL CENTER	8,975,300	16,236,400	25,211,700
562420	1032	BOEING DEVELOPMENTAL CENTER	16,282,800	33,674,900	49,957,700
562420	1034	BOEING DEVELOPMENTAL CENTER	3,463,400	2,311,100	5,774,500
562420	1036	BOEING DEVELOPMENTAL CENTER	2,055,300	354,300	2,409,600
562420	1038	BOEING DEVELOPMENTAL CENTER	2,389,800	412,000	2,801,800
660007	0010	Boeing Vacant	1,036,700	0	1,036,700
660007	0020	Boeing Vacant	931,000	0	931,000
660007	0030	Boeing	2,411,000	15,074,600	17,485,600
660007	0040	Boeing Vacant	2,343,100	0	2,343,100
660007	0050	Boeing	2,015,000	6,517,100	8,532,100
660007	0060	Boeing Vacant	904,700	726,500	1,631,200
660007	0070	Boeing Vacant	998,900	0	998,900
660007	0080	Boeing	1,493,500	15,009,800	16,503,300
660007	0090	Boeing	2,612,900	3,293,500	5,906,400
660007	0100	Boeing Vacant	608,400	0	608,400
660007	0110	Boeing	361,900	1,787,600	2,149,500
660007	0120	Boeing	717,900	452,500	1,170,400
660007	0130	Boeing	1,227,500	3,256,500	4,484,000
660007	0140	Boeing	2,371,400	18,964,000	21,335,400
660007	0150	Boeing Vacant	424,700	0	424,700
660007	0160	Boeing Vacant	854,200	0	854,200
660007	0170	Boeing Vacant	771,400	0	771,400
660007	0180	Boeing Vacant	510,000	0	510,000
660007	0190	Boeing Vacant	675,800	0	675,800
660007	0200	Boeing	2,285,900	3,597,400	5,883,300
660007	0210	Boeing	712,300	205,600	917,900
660007	0220	Boeing	638,700	254,300	893,000
660007	0230	Boeing	1,252,600	1,370,700	2,623,300
660007	0240	Boeing	3,106,300	3,295,100	6,401,400
660007	0250	Boeing Vacant	1,552,500	0	1,552,500
660007	0260	Boeing	1,553,900	923,300	2,477,200



660007	0270	Boeing Vacant	1,463,500	0	1,463,500
660007	0280	Boeing Tract A Drainage	46,600	0	46,600
660007	0290	Boeing Tract B	11,500	0	11,500
660007	0300	Boeing Tract C	16,700	0	16,700
660007	0310	Boeing Tract D	17,400	0	17,400
660007	0320	Boeing Tract E Drainage	6,100	0	6,100
722300	0105	BOEING RENTON OFFICE & GARAGE	7,539,300	12,597,500	20,136,800
722300	0115	BOEING VACANT LAND	1,710,700	0	1,710,700
722400	0880	BOEING PARKING	219,000	0	219,000
756460	0055	BOEING RENTON OFFICE & GARAGE	3,730,300	30,620,600	34,350,900
788360	8601	BOEING SOUTH PARK	11,278,000	14,895,400	26,173,400
788360	8603	BOEING SOUTH PARK	4,420,200	2,760,200	7,180,400